

**NOTICE OF COMMUNITY MEETING AND
AVAILABILITY OF ENVIRONMENTAL DOCUMENT (MITIGATED NEGATIVE DECLARATION)
CITY OF EL MONTE PLANNING DIVISION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

TO: All Interested Parties

FROM: City of El Monte Planning Division

APPLICATION: Density Bonus and development approvals for the Palo Verde Apartments Project

PROPERTY LOCATION: 4704 and 4716 N. Peck Road, El Monte, CA 91732 (A full legal description of the property is on file in the office of the El Monte Economic Development Department).

REQUEST: The proposed project calls to demolish the existing vacant structures on the site and construct a new 49-unit affordable housing development with 77 parking spaces. The subject site has an area of 1.03 acres and is located in the Mixed/Multi-Use (MMU) zone. The building will have a height of 3 and 4 stories and a total area of 95,440 square feet. A total of 36 units are permitted on the site. However, the applicant is requesting a 35 percent density bonus for affordable housing projects pursuant to State of California Law and the City's Density Bonus Provisions (Chapter 17.85 of the El Monte Municipal Code). A total of 25 units will be reserved for homeless veteran individuals and families, 23 units to low-income individuals and families, and one unrestricted unit for the resident manager.

**APPLICANT AND
PROPERTY OWNER:** Hollywood Community Housing Corporation
5020 W. Santa Monica Blvd.
Los Angeles, CA 90029

**ENVIRONMENTAL
DOCUMENTATION:** An Initial Study prepared for the project determined that there will be less than significant impacts to the environment because mitigation measures will be incorporated into the project. Therefore, a Mitigated Negative Declaration (MND) has been prepared for the Palo Verde Apartments Project as provided under the California Environmental Quality Act. Mitigation measures are provided to lessen potential impacts related to aesthetics, air quality, biological resources, cultural resources, geology/soils, hazards and hazardous materials, hydrology/water quality, noise, public services, transportation/traffic, utilities and service systems and mandatory findings of significance.

PUBLIC REVIEW: The Initial Study and Mitigated Negative Declaration may be viewed at the City's Website at: <http://www.elmonteca.gov/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx> beginning on Thursday, November 19, 2015 and at the Planning Division at El Monte City Hall West.

**PUBLIC COMMENT
PERIOD:** The public comment period on the MND for the proposed Palo Verde Apartments Project shall be for 30 days, commencing on November 19, 2015. Comments relating to the proposed Palo Verde Apartments Project and the MND may be submitted to the City by interested persons during public testimony at a community meeting to be conducted at El Monte City Hall on December 9, 2015 or comments may be delivered to the City in writing by US First Class Mail or by Email anytime between Thursday, November 19, 2015 and Monday, December 21, 2015 as follows:

Community Meeting:

Date: Wednesday, December 9, 2015

Time: 6:30 p.m.

Place: El Monte City Hall

City Hall East – Council Chambers

11333 Valley Boulevard, El Monte, CA 91731

Written Comments:

Jennifer Davis, Planning Consultant

El Monte City Hall West

11333 Valley Boulevard, El Monte, CA 91731

jdavis@elmonteca.gov

For further information regarding this application, please contact the Planning Division at (626) 258-8626 Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

Published and	Wednesday,	City of El Monte Planning Commission
Mailed on:	November 18, 2015	Marcella Magdaleno, Planning Division Secretary